

**U.S. Army Corps
of Engineers**
Pittsburgh District

Public Notice

In Reply Refer to
Notice No. below

US Army Corps of Engineers, Pittsburgh District
1000 Liberty Avenue
Pittsburgh, PA 15222-4186

Application No. 2006-1080

Date: July 11, 2008

Notice No. 08-35

Closing Date: August 9, 2008

1. TO ALL WHOM IT MAY CONCERN: The following application has been submitted for a Department of the Army Permit under the provisions of Section 404 of the Clean Water Act (33 U.S.C. 1344).
2. APPLICANT: Sovereign Homes, Inc.
16 Richards Ave.
Winchester, Virginia 22601
3. LOCATION: The project is located along the east side of U.S. Route 522, south of Berkeley Springs, Morgan County, West Virginia. The proposed project is located at approximately Latitude 39'27'17"N and Longitude 78'18'21"W.
4. PURPOSE AND DESCRIPTION OF WORK: The applicant is proposing to construct a residential subdivision in multiple phases consisting of Multi-Family Units, Detached Units, Townhomes, and Quadplex Units. The property is a former agricultural tract. Sleepy Creek flows along the eastern side of the property. A tributary to Sleepy Creek called Breakneck Run enters from the northwest and flows roughly through the middle of the property. A second unnamed tributary to Breakneck Run enters from the southwest, carrying runoff from Route 522. The proposed project will impact 1,442 linear feet (LF) of the unnamed tributary and approximately 2.13 acres of low-function palustrine emergent wetlands. The applicant proposes to mitigate these impacts by re-locating the unnamed tributary on-site. Additionally, approximately 7.21 acres of wetlands will be created, enhanced and preserved on-site. Lastly, approximately 6,292 LF of existing stream channels will be enhanced and preserved. Drawings for the proposed project are attached to this notice.
5. WEST VIRGINIA CERTIFICATION: This permit decision will not be made until the State of West Virginia, Division of Environmental Protection (WVDEP), issues, denies, or waives State

Certification. This public notice does not serve as application to the WVDEP for certification required by Section 401 of the Clean Water Act. The applicant must apply directly to the WVDEP for individual water quality certification. The WVDEP will also consider whether or not the proposed activity will comply with sections 301, 302, 303, 306, 307 of the Clean Water Act or any other appropriate State laws. Any person wishing to comment, provide information, and/or request a public hearing concerning certification for this project should write to the:

West Virginia Department of Environmental Protection
Division of Water and Waste Management
401 Certification Program
601 57th Street SE
Charleston, West Virginia 25304
Telephone: 304-926-0495

Re: Public Notice CELRP-OP-F No 08-35.

6. IMPACT ON NATURAL RESOURCES: The District Engineer has consulted the most recently available information and has determined that the project is not likely to affect the continued existence of any endangered species or threatened species or result in the destruction or adverse modification of habitat of such species which has been determined to be critical. This Public Notice serves as a request to the U. S. Fish and Wildlife Service (USFWS) for any additional information they may have on whether any listed or proposed to be listed endangered or threatened species may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1972 (as amended).

7. IMPACT ON CULTURAL RESOURCES: The National Register of Historic Places has been consulted, and it has been determined that there are no properties currently listed on the register which would be directly affected by the proposed work. If we are made aware, as a result of comments received in response to this notice, or by other means, of specific archeological, scientific, prehistorical, or historical sites or structures which might be affected by the proposed work, the District Engineer will immediately take the appropriate action necessary pursuant to the National Historic Preservation Act of 1966 - Public Law 89-665 as amended (including Public Law 96-515).

8. PUBLIC INVOLVEMENT: Any person may request, in writing, within the comment period specified in the paragraph below entitled "RESPONSES," that a public hearing be held to consider this application. The requests for public hearing shall state, with particularity, the reasons for holding a public hearing.

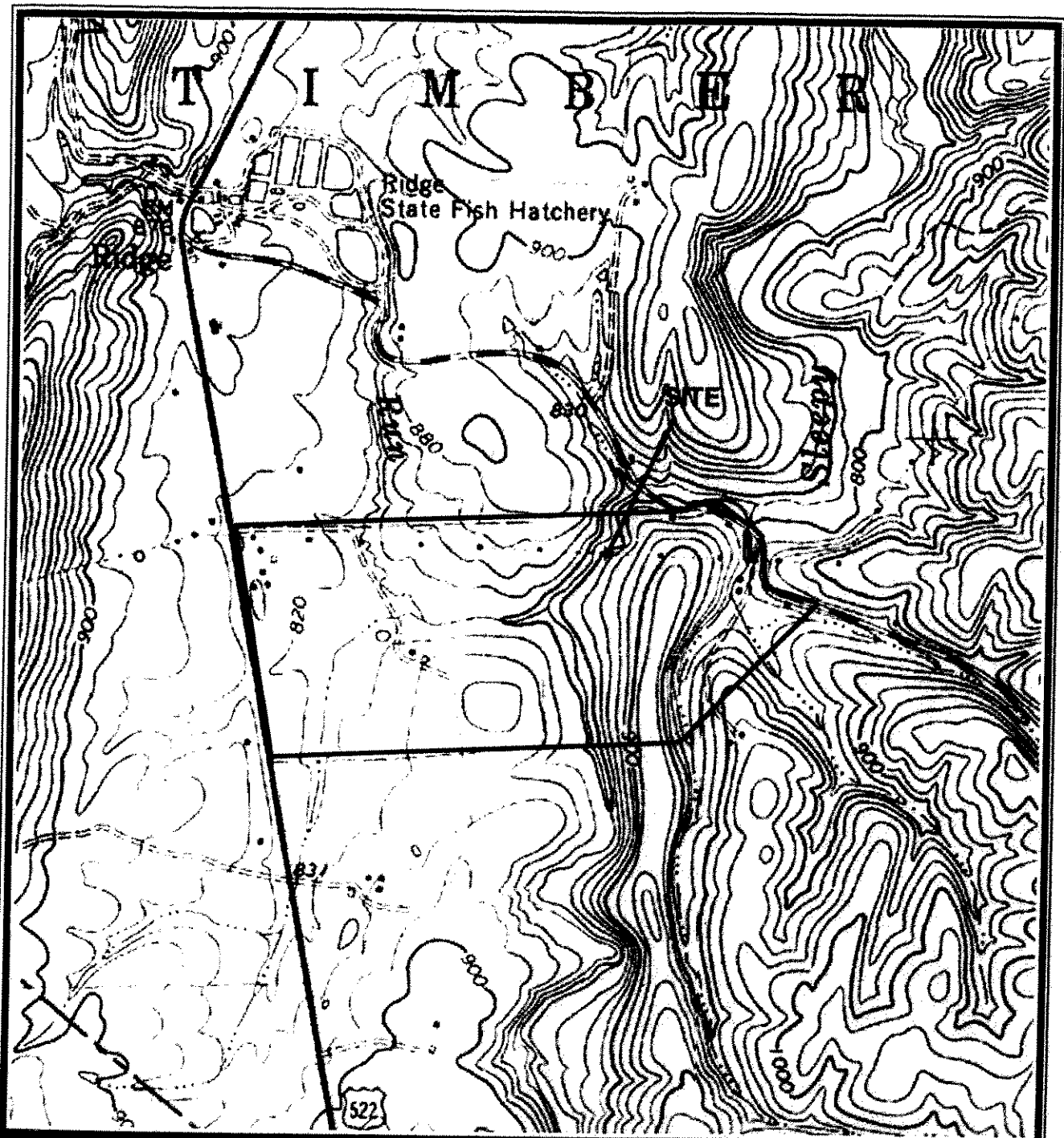
9. EVALUATION: Interested parties are invited to state any objections they may have to the proposed work. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposals must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people. The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the overall public interest of the proposed activity. The evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under the authority of Section 404(b) of the Clean Water Act (40 CFR Part 230).

10. RESPONSES: A permit will be granted unless its issuance is found to be contrary to the public interest. Written statements concerning the proposed activity should be received in this office on or before the closing date of this Public Notice in order to become a part of the record and to be considered in the final determination. Any objections which are received during this period may be forwarded to the applicant for possible resolution before the determination is made whether to issue or deny the requested DA Permit. All responses to this notice should be directed to the Regulatory Branch, attn Allen Edris, at the above address, by telephoning (412) 395-7158, or by e-mail at allen.r.edris@lrp02.usace.army.mil. Please refer to CELRP-OP-F 2006-1080 in all responses.

FOR THE DISTRICT ENGINEER:

SIGNED

Scott A. Hans
Chief, Regulatory Branch



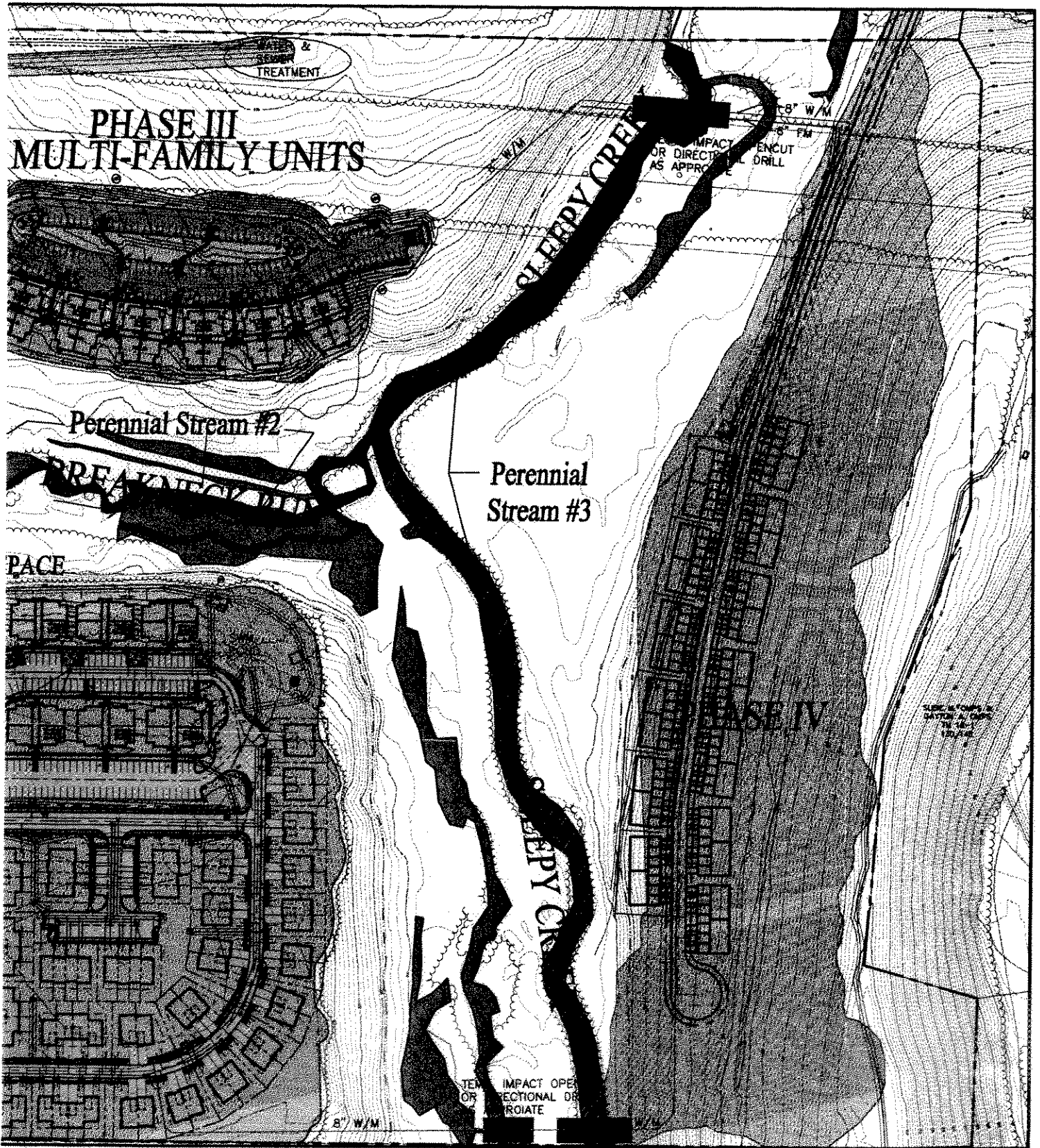
Source: USGS Topographic Map, Ridge, WV Quadrangle, Dated 1965, Photo Revised 1986.
 Scale: 1"=24,000'

NORTH

Dept. of Army Permit/Section 401
 Water Quality Certification
 Sleepy Creek Property
 Morgan County
 West Virginia
 Lat: 39° 27' 17" N
 Long: 78° 18' 21" W



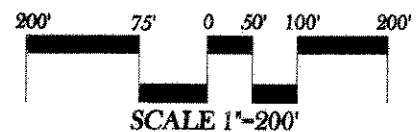
FIGURE 1
 Regional Topography and
 Site Location
 ECS Project 28:1016

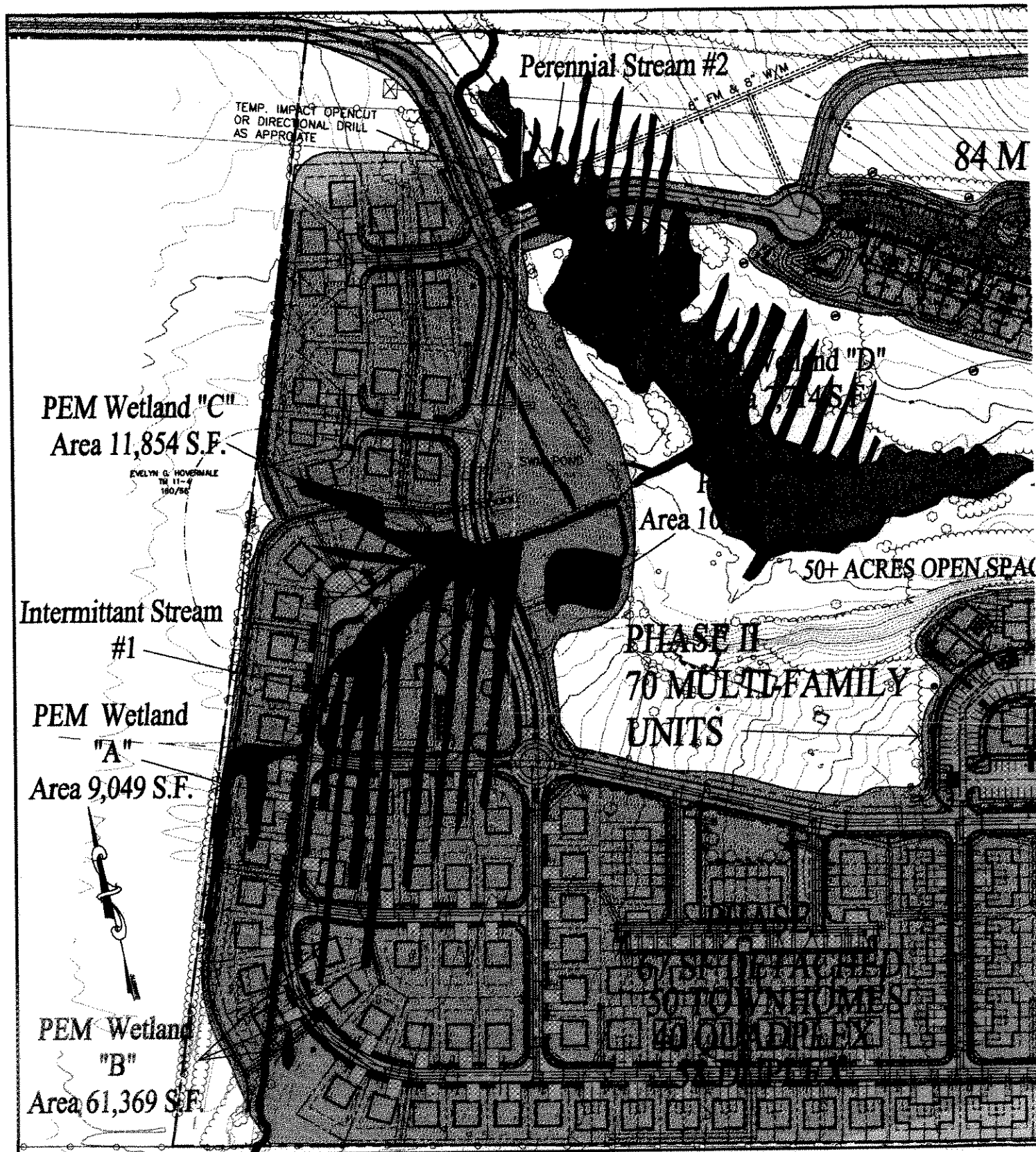


Y CREEK

: Development Plan
ust 2006

nty, West Virginia





Urban, Ltd.
210 Front Royal Pike
Winchester, Virginia 22602
Tel. 540.450.0211
www.urban-ltd.com

■ SLEEPY

Phase I thru IV : Dew
August 20

Morgan County, V